

## 9 Corn Square Leominster, Herefordshire HR6 8LT

lot 3

### Freehold Bank Investment

- Entirely let to Lloyds Bank plc (by way of lease renewal) until 2023 (No breaks)
- Includes large garden to rear
- Future residential redevelopment potential (subject to lease and consents)
- VAT-free investment
- Attractive building in historic market town

Rent  
**£24,000**  
per annum  
exclusive



### Location

Miles: 13 miles north of Hereford  
25 miles west of Worcester  
57 miles south-west of Birmingham  
Roads: A44, A49, A456, M5 (Junction 7)  
Rail: Leominster Railway Station  
Air: Birmingham International Airport

### Situation

The property is located in the historic market town of Leominster, prominently situated on the east side of Corn Square which runs off the pedestrianised Drapers Lane and Corn Street. The property benefits from a public car park to the rear for approximately 110 cars with nearby occupiers including Boots the Chemist and WH Smith.

### Description

The property comprises a ground floor banking hall with ancillary accommodation in the basement and first floors. The property benefits from a large garden to the rear and an approximate site area of 0.13 hectares (0.32 acres).

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Six Week Completion

### Viewings

There will be block viewings for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Will Moore.  
Tel: 020 7034 4858. Email: will.moore@acuitus.co.uk

### Tenancy and accommodation

| Floor         | Use                    | Floor Areas (Approx)             | Tenant                     | Term   | Rent p.a.x.    | Review     |
|---------------|------------------------|----------------------------------|----------------------------|--|----------------|------------|
| Basement      | Ancillary              | 62.43 sq m (672 sq ft)           | <b>LLOYDS BANK PLC (1)</b> | 10 years from 05/04/2013 until 2023 on a full repairing and insuring lease | £24,000        | 05/04/2018 |
| Ground        | Banking Hall/Ancillary | 177.14 sq m (1,907 sq ft)        |                            |  |                |            |
| First         | Ancillary              | 177.31 sq m (1,909 sq ft)        |                            |  |                |            |
| <b>Totals</b> |                        | <b>416.88 sq m (4,488 sq ft)</b> |                            |  | <b>£24,000</b> |            |

(i) For the year ending 31/12/2013, Lloyds Bank plc reported pre-tax profits of £894,000,000 and a total net worth of £34,109,000,000.  
(Source: www.riskdisk.com 14/01/2015)

### For further details please contact:

**David Margolis**  
Tel: +44 (0)20 7034 4862.  
Email: david.margolis@acuitus.co.uk

**Will Moore**  
Tel: +44 (0)20 7034 4858.  
Email: will.moore@acuitus.co.uk

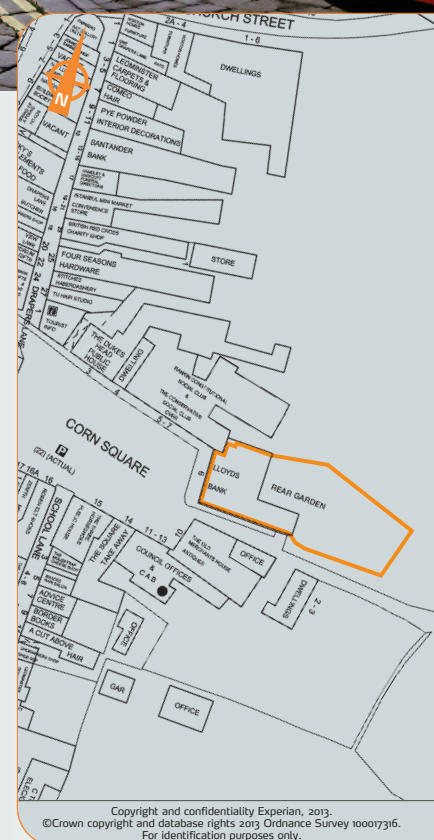
www.acuitus.co.uk

### Buyer's Legal Report Service

**Dentons UKMEA LLP**  
Contact: Greg Rigby.  
Tel: +44 (0)207 320 3968.  
Email: greg.rigby@dentons.com  
See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details

### Seller's Solicitors:

**Wall James Chappell**  
15-23 Hegley Road, Stourbridge, West Midlands DY8 1QW.  
Tel: +44 (0)1384 371622.  
Email: r.latham@wjclaw.co.uk  
Ref: Ruth Latham.



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